



County of Orange

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FILE: PA00-0017

DATE: April 4, 2000

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA00-0017 – An administrative Site Development Permit for a proposed shared recreation facility in Planning Area 2-D of the Ladera Planned Community, consisting of two fenced swimming pools, a maintenance/pool equipment storage building, a restroom building, and other associated park amenities.

APPLICANT: Rancho Mission Viejo, DMB Ladera

Authorized Agent: Hogle-Ireland, Inc., Tiffany Mueller

I. NATURE OF PROJECT:

This is an administrative site plan for the development of a shared recreation facility within Lot 6 of Tract 15884. The project site is 1.289 acres in area and proposed to be improved for recreation purposes for the residents of Ladera. The recreation site will consist of two swimming pools; a 40' x 50' "formal pool" and an 18' x 50' "lap pool", a restroom/shower building, a maintenance/pool equipment storage building, and other associated park amenities. The project site is located within Planning Area 2-D of the Ladera Planned Community and is currently vacant. Development of Planning Area 2 was approved under Area Plan AP97-12 and Planning Application PA97-0174 on April 7, 1998.

The two buildings are attached by way of block wall and archway within the pool area. The maintenance/pool equipment storage building will be 900 square feet and the restroom building will be 520 square feet. The maximum building height proposed is 19 feet 6 inches, under the 35-foot maximum building height. The buildings are setback 20 feet from the north property boundary, 73 feet from the south boundary, 145 feet from the west boundary, and 186 feet from the east boundary. The minimum building setback is 20 feet and the proposed buildings are in compliance with the setback requirements. The design of the buildings is intended to match the nearby residential units and reinforce the heritage of Rancho Mission Viejo. The design of the buildings include stucco over wood framing with a flat concrete tile roof. Tubular steel grills and ceramic tiles accent the building. In addition to the buildings, there will be three wooden overhead open trellis shade structures with stucco columns located within the fenced pool area. A 6-foot tall tubular steel fence will enclose the pool area and the buildings.

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Other amenities within the 1.289-acre site include a 30-foot by 46-foot tot lot, picnic tables, bicycle racks, multiple turf areas and four park benches. These amenities are located outside of the enclosed pool area. The Site Development Permit also includes the placement of two (2) 18 inch by 30 inch facility identification signs located adjacent to the north and south pedestrian walkways within the site.

A total of twenty-one (21) parking spaces are provided around the perimeter of the facility, including accessible handicapped parking. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. The recreation facility is a shared facility for the residents of Ladera Planned Community. The site is located within a higher density residential area of Planning Area 2. The surrounding uses include, or are proposed to include, multiple-family residential, planned-concept detached residential, and a school/park site. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site. It should be noted that only the parking spaces immediately adjacent to the recreation site are included within the parking provided and that there is additional on-street parking provided in the immediate vicinity on opposite sides of the street that could be utilized during peak periods.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides row of 24-inch box trees around the perimeter of the site in the parkway and 36-inch box trees at the project corners. Additionally, a number of various tree species of various sizes are illustrated to be placed around the pool fencing and adjacent to the walkways and tot lot area. The tree pallet is consistent with the landscape tree pallet approved for Planning Area 2 streetscapes. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The proposal was distributed for review and comment to 6 County division for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.3 "Residential Planning Areas – Recreation Uses" of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
C. M. Shoemaker, Chief
CPSD/Site Planning Section

CB FOLDER: pa00-0017.adm

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval